

Public HearingOctober 2, 2007

A Public Hearing of the Municipal Council of the City of Kelowna was held in the Council Chamber, 1435 Water Street, Kelowna, B.C., on Tuesday, October 2, 2007.

Council members in attendance: Mayor Sharon Shepherd, Councillors Andre Blanleil, Barrie Clark, Colin Day, Robert Hobson, Norm Letnick and Michele Rule.

Council members absent: Councillors Gran and Given

Staff members in attendance were: City Manager, Ron Mattiussi; City Clerk, Allison Flack; Director of Corporate Services/Acting Director of Planning and Development Services, David Shipclark; Current Planning Supervisor, Shelley Gambacort; Planner, Alec Warrender*; and Council Recording Secretary, Arlene McClelland.

(* denotes partial attendance)

1. Mayor Shepherd called the Hearing to order at 6:05 p.m.
2. Mayor Shepherd advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "*Kelowna 2020 - Official Community Plan Bylaw No. 7600*" and "Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

The City Clerk advised the Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on September 14th, 2007, and by being placed in the Kelowna Daily Courier issues of September 24th, 2007 and September 25th, 2007, and in the Kelowna Capital News issue of September 23rd, 2007, and by sending out or otherwise delivering 740 letters to the owners and occupiers of surrounding properties between September 14th, 2007 and September 19th, 2007.

The correspondence and/or petitions received in response to advertising for the applications on tonight's agenda were arranged and circulated to Council in accordance with Council Policy 309.

Councillor Letnick joined the meeting at 6:06 p.m.

3. INDIVIDUAL BYLAW SUBMISSIONS

- 3.1(a) Bylaw No. 9858 (OCP07-0018) – Peter and Patricia Mosychuk (Peter Mosychuk) – 620-622 Wardlaw Avenue - THAT *Kelowna 2020 - Official Community Plan Bylaw No. 7600* be amended by changing the Future Land Use designation of Strata Lot 2, District Lot 14, ODYD, Strata Plan KAS2898, located at 620-622 Wardlaw Avenue, Kelowna, B.C., from the Single/Two Unit Residential designation to the Multiple Unit Residential - Low Density designation, as shown on Map "A" attached to the report of Planning & Development Services Department, dated August 8, 2007.
- 3.1(b) Bylaw No. 9859 (Z07-0053) – Peter & Patricia Mosychuk (Peter Mosychuk) - 620-622 Wardlaw Avenue - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Strata Lot 2, District Lot 14, ODYD, Strata Plan KAS2898, located at 620-622 Wardlaw Avenue, Kelowna, B.C. from the RU6 – Two Dwelling Housing zone to the RM1 – Four Dwelling Housing zone be considered by Council.

Public HearingOctober 2, 2007

Staff:

- No structural changes to building. Duplex converted to four plex.
- APC and staff support this application.
- DCC's not applicable because it's a pre-existing building.

The City Clerk advised that the following correspondence and/or petitions had been received:

- **Letter of Concern**

Rhonda Rea, 2575 Richter Street

Mayor Shepherd invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

Applicant - Peter Mosychuk

- When we were building that project we did pay \$6,000 for additional water line coming in from the front street and we paid \$8,000 for future road and lane improvements.
- There is a great need for accommodation and that is why we are expanding to build a four plex.
- Will be available to answer any further questions.

There were no further comments.

- 3.2 Bylaw No. 9863 (Z07-0061) – Ranjit & Onkar Dhillon (Surej Dhillon) – 456 Stetson Street - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 8, Sec. 25, Twp. 26, ODYD, Plan KAP78198, located at 456 Stetson Street, Kelowna, B.C. from the RU1 – Large Lot Housing Zone to the RU1s – Large Lot Housing with Secondary Suite zone.

Staff:

- Already have building permit but decided after that to build a suite. Neighbors are in support of this application. Staff is supportive of this application.

The City Clerk advised that the following correspondence and/or petitions had been received:

- Nil

Mayor Shepherd invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

There was no response.

- 3.3 Bylaw No. 9864 (Z07-0065) – John & Patricia Gorges – 1989 Knox Crescent - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2, District Lot 14, ODYD, Plan 3878, located at 1989 Knox Crescent, Kelowna, B.C. from the RU1 – Large Lot Housing Zone to the RU1s – Large Lot Housing with Secondary Suite zone be considered by Council.

Staff:

- Community Heritage Committee does not have any formal concerns. Fire Department issue will be addressed.

Public HearingOctober 2, 2007

The City Clerk advised that the following correspondence and/or petitions had been received:

- Nil

Mayor Shepherd invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

There was no response.

3.4 Bylaw No. 9865 (Z07-0014) – 1314694 Alberta Ltd. (Tessco Inc.) – 1923, 1937, 1979 Ambrosi Road & 1926 Barlee Road - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lots 6, 7 and 8, District Lot 129, O.D.Y.D. Plan 14187 and Lot A, District Lot 129, O.D.Y.D. Plan 34047, on Ambrosi Road, Kelowna, B.C. from RU1 – Large Lot Housing to RM5 – Medium Density Multiple Housing be considered by Council.

The City Clerk advised that the following correspondence and/or petitions had been received:

- Nil

Mayor Shepherd invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

Bill Vaughan - 1885 Barlee Road

- Concern related to traffic increase in that area.
- Approximately 300 new units will be in the area soon and will there be enough parking on the site for residents as well as visitors. Will developer be required to have on site visitor parking?
- Concerned that the water table will be an issue. What's going to be done so we don't have sinking high rises in that area?

Gary Marvin - Art Plan Inc., representing the Applicant

- We are aware of the high water level and have a geotechnical engineer working on this matter.
- We have exceeded the number of parking stalls required in the Zoning Bylaw.
- Guest parking in the below grade parkade. 11 stalls more than minimum parking. Parking access off Ambrosi.
- Trying to meet requirements for bike storage.

Council:

- Calculations for parking have all been done for 96 units not 72 units.

Marilyn Vaughan - 1885 Barlee Road

- Concerned over water table and how will this development affect the water table.
- Lived in this subdivision for 40 years and have witnessed a lot in the area cave in previously.

Staff:

- Aware of drainage issues in that area. A geotechnical report is required before issuances of any permits.

Public Hearing

October 2, 2007

Ross Manning – Tessco Project Manager, representing the Applicant

- Geotechnical engineers to put pipes down to record water table in the area.
- There will be a special levy to pay for the Kent Road extension to alleviate any traffic problems.

4. TERMINATION:

The Hearing was declared terminated at 6:41 p.m.

Certified Correct:

Mayor

City Clerk

ACM/dd